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5-22-01*City of Alexandria, Virginia*

MEMORANDUM

DATE: MAY 14, 2001

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *ps*

SUBJECT: AUTHORIZATION OF RECOMMENDED CAPITAL PROJECT
ALLOCATIONS AND PLANNED EXPENDITURES

ISSUE: City Council authorization of the recommended capital project allocations and planned expenditures.

RECOMMENDATION: That City Council authorize the capital project allocations and planned expenditures for the capital projects as detailed in the Capital Improvement Expenditure Summary (Attachment 1).

DISCUSSION: This docket item provides a summary of Capital Improvement Program (CIP) planned expenditures (Attachment 1). It includes projects reflected in the City's Fiscal Year 2002 Capital Budget, approved by City Council on May 7, 2001, or approved in capital budgets prior to FY 2002. Each project description in Attachment 1 includes a CIP budget document page reference.

There are two projects where funding and proposed allocations vary from the approved CIP. First, it is proposed by the Schools that \$220,000 be reallocated from the Patrick Henry HVAC project to the T.C. Williams High School roof replacement project. School staff have assessed the condition of the T. C. roof and recommend that it be replaced now rather than waiting until FY 2003 when its replacement was originally contemplated in the CIP. School staff have indicated that the Patrick Henry HVAC project timing allows this reallocation.

The second project where a funding reallocation is proposed is for the Lyles-Crouch Traditional Academy addition project. The Schools have taken bids twice on the project (the second time after value engineering). The second bids came in higher than available funds and it is unlikely that rebidding would produce lower bids. As a result, the Schools are proposing a reallocation of \$375,000 also from the planned Patrick Henry HVAC project in order that this needed addition to Lyles-Crouch can proceed.

For FY 2003, as a reflection of these FY 2002 CIP reallocations, and if there are no other changes in these project cost estimates, timing or priorities, the Schools would request a \$220,000 lower T.C.

Williams CIP funding, but request \$595,000 in additional funding for the Patrick Henry HVAC CIP project. The result would be a net \$375,000 increase in requested funding.

The allocations of FY 2002 funds are proposed for the Schools before the start of the fiscal year, so that projects that are ready or are time sensitive can proceed.

A project title listing appears below and a detailed summary appears in Attachment 1.

Allocations are recommended for the following projects:

Schools

F.C. Hammond Middle School Expansion	\$10,295,843
Building Systems Modernization	1,150,000
Lyles-Crouch Trad. Academy (existing and reallocated funds)	1,186,720
Maury Elementary School (HVAC replacement)	620,000
School Bus Replacement	456,000
Renovations of Existing School Facilities	350,000
T.C. Williams High School (HVAC replacement)	310,000
William Ramsay Elementary School (roof replacement)	300,000
John Adams Elementary School (restrooms, playground equipment)	225,000
T.C. Williams High School (roof replacement)	220,000
City Mandated Projects (Fire code compliance)	186,437
Maintenance Shop (hydraulic lift replacement)	134,000
Charles Barrett Elementary School (HVAC replacement)	52,000
Cora Kelly Magnet School (carrier lift, playground equipment)	50,000
Minnie Howard School (ADA compliance)	30,000
George Mason Elementary School (playground equipment)	25,000

Renovation of Existing City Facilities

Public Safety Center (A&E study for slab settlement)	100,000
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ATTACHMENT:

Attachment 1 - Capital Improvement Program Planned Expenditures

STAFF:

Mark Jinks, Assistant City Manager

Alfred Coleman, Budget/Management Analyst, Office of Management and Budget

CAPITAL IMPROVEMENT PROGRAM PLANNED EXPENDITURES**ATTACHMENT 1, PAGE 1****April 30, 2001 Report, Docketed May 22, 2001**

This attachment provides summary information on capital improvement program projects for which work will be initiated and expenditures incurred during the upcoming months. Funding for all of the projects discussed below is included in the City's Approved FY 2002 Capital Improvement Program (CIP) budget or in prior year capital budgets. Two of these projects (Lyles-Crouch and the T.C. Williams roof) are proposed to receive reallocated funds from the Patrick Henry HVAC project.

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-163 Account No.200279 Sub-object 2121	Francis Hammond Middle School Expansion	\$10,295,843	\$10,295,843	Page 43 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the completion of the Middle School Expansion project at Francis Hammond Middle School. This project will provide for the addition of new classrooms for 500 students, a new auxiliary gymnasium and the complete renovation of the existing middle school facility to reorganize the building based on the Middle School Blueprint for Education approved by the School Board. This project is currently out for bid and a contract will be awarded by the School Board in May 2001. Construction is scheduled to begin in the spring of 2001 and is projected to be completed by the summer of 2002. (Fund Source: Bond Proceeds - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-178 Account No.200436 Sub-object 2121	Building Systems Modernization	\$1,150,000	\$1,150,000	Page 43 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the completion of minor renovation projects at John Adams, Patrick Henry, William Ramsay, and Mount Vernon Elementary Schools and T.C. Williams High School. These projects include ceiling renovations, carpet and floor tile replacement, restroom renovations, cabinetry replacement, chalkboard and tackboard replacement, and interior and exterior door replacement. This allocation will also fund the replacement of classroom and office furniture at John Adams, Patrick Henry and William Ramsay Elementary Schools. All renovation work is scheduled to be completed during the summer of 2001. (Funding Source: Bond Proceeds - FY 2002 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-173 Account No.200121 Sub-object 2121	Lyles-Crouch Elementary School	\$1,186,720	\$1,186,720	Page 43 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the construction of a media center addition at the Lyles-Crouch Elementary School. This allocation will also provide for the expansion of the administrative office area, the installation of an elevator to meet ADA accessibility standards, and for the renovation of the bus lane, parking lot and playground to ensure student and staff safety. Construction is scheduled to begin in the summer of 2001 and is to be completed by December 2001. In addition, in order to provide sufficient funding for this project, \$375,000 of this \$1,186,720 allocation is proposed to be reallocated from the Patrick Henry HVAC replacement project. (Funding Source: Bond Proceeds - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-176 Account No.200402 Sub-object 2121	Maury Elementary School	\$620,000	\$620,000	Page 43 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the replacement of the heating, ventilation and air conditioning (HVAC) system at Maury Elementary School. The new HVAC system will consist of a gas fired rooftop unit which will replace the original steam boiler heating system. The replacement is scheduled to start in June 2001 and is scheduled to be completed by the end of summer 2001. This allocation will also provide funding for the architectural and engineering design for the library/media center expansion, renovation project and classroom addition to replace the trailers located behind the school. The contract for the architectural and engineering project will be awarded in summer 2001. (Funding Source: Bond Proceeds - FY 2002 Funds)

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Project Number		Approved	Planned	Budget Document
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Sub-object	Title	Available	Amount	Reference
Project 001-180 Account No.200972 Sub-object 2121	School Bus Replacement	\$456,000	\$456,000	Page 43 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the purchase of six additional school buses required to transport students throughout the City. This purchase of additional school buses is a continuation of the School Board's plan to replace outdated buses and to expand the fleet to service the expanding student population. The buses are scheduled to be purchased in summer 2001. (Funding Source: Bond Proceeds - FY 2002 Funds)

Project Number		Approved	Planned	Budget Document
Index Code/	Project	Funding	Expenditure	Page
Sub-object	Title	Available	Amount	Reference
Project 001-174 Account No.200337 Sub-object 2121	Renovation of Existing School Facilities	\$350,000	\$350,000	Page 43 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the completion of miscellaneous renovations at John Adams, Patrick Henry, William Ramsay, Mount Vernon, and Douglas MacArthur Elementary Schools and Minnie Howard Middle School. These renovations will include new classrooms, the subdivision of existing spaces, ADA renovations, auditorium and library renovations. All renovation work is scheduled to be completed in summer 2001. (Funding Source: Bond Proceeds - FY 2002 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-171 Account No.200311 Sub-object 2121	T.C. Williams Senior High School	\$310,000	\$310,000	Page 43 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for renovations to the existing heating, ventilation and air conditioning (HVAC) system at T.C. William Senior High School. This project will include the replacement of the cooling tower in the Career Wing, the installation of energy saving variable speed drives on the two main air handling systems and replacement of the air distribution systems in classrooms. In addition, this allocation will fund renovations to the lighting and sound systems in the main auditorium. All work is scheduled to be completed in summer 2001. (Funding Source: Bond Proceeds - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-161 Account No.200386 Sub-object 2121	William Ramsay Elementary School	\$300,000	\$300,000	Page 43 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the roof replacement project at William Ramsay Elementary School. The existing roof has reached the end of its useful life and is leaking. The new roof will include additional drainage and additional insulation for improved energy conservation. This project is scheduled to be completed in summer 2001. (Funding Source: Bond Proceeds - FY 2002 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-171 Account No.200105 Sub-object 2121	John Adams Elementary School	\$225,000	\$225,000	Page 42 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the replacement of the playground equipment and the expansion of the outdoor recreation area at John Adams Elementary School. In addition, this allocation will also provide for the upgrade of all restrooms throughout the facility to meet ADA requirements. This project is scheduled to be completed in summer 2001 before students and staff return to the school. (Funding Source : Bond Proceeds - FY 2002 funds).

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-171 Account No.200311 Sub-object 2121	T.C. Williams Senior High School	\$220,000	\$220,000	Page 42 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the replacement of the roof at the T.C. Williams Senior High School Career Center. The roof, original to the building construction in 1976, has reached the end of its useful life and is leaking. The new roof will include additional drainage and additional insulation for improved energy conservation. All work is scheduled to be completed in summer 2001. This project was budgeted in the School Board's Approved CIP for FY 2003, however due to the current condition of the roof, staff has recommended that the project be moved up to FY 2002. The School Board has approved this recommendation and \$220,000 in funds approved for the HVAC replacement at Patrick Henry in FY 2002 are proposed to be allocated to fund the roof replacement project at T.C. Williams. The School Board will then probably again request the funds for the Patrick Henry HVAC project in the context of the FY 2003 budget process. (Funding Source: Bond Proceeds - FY 2002 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-172 Account No.200800 Sub-object 2121	City Mandated Projects	\$186,437	\$186,437	Page 43 of the City's Approved FY 2002 CIP Document

This allocation will provide funding for projects requested and/or mandated by other City agencies including Fire Code compliance items at Jefferson-Houston, George Mason and John Adams Elementary Schools. This allocation will also fund the re-paving of the parking lot at T.C. Williams Senior High School. All work is scheduled to be completed in summer 2001. (Funding Source: Bond Proceeds - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-179 Account. No.200790 Sub-object 2121	Schools' Maintenance Facility	\$134,000	\$134,000	Page 71 of the City's Approved FY 2002 CIP Budget Document

This allocation will provide funding for the replacement of the hydraulic lifts required for school bus maintenance. The current lifts are original to the building construction in 1979 and must be replaced to accommodate the larger school buses purchased in recent years. This project will go out for bid in summer 2001 and is scheduled to be completed in fall 2001. (Funding Source: Bond Proceeds - FY 2002 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-160 Account No.200113 Sub-object 2121	Charles Barrett Elementary School	\$52,000	\$52,000	Page 42 of the City's Approved FY 2002 CIP Budget Document

This allocation will provide funding for the replacement of the heating, ventilation and air conditioning (HVAC) system in the kindergarten pod of the Charles Barrett Elementary School. The original plans to replace the existing equipment in summer 2002 have been changed due to equipment failure. The equipment has reached the end of its useful life and is not cost efficient to repair. The project is scheduled to be completed in summer 2001. (Funding Source: Bond Proceeds - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-174 Account No.200139 Sub-object 2121	Cora Kelly Magnet School	\$50,000	\$50,000	Page 42 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the replacement of playground equipment at Cora Kelly Magnet School. This project will include the replacement of old wood playground equipment for safety reasons with new playground equipment and the expansion of recreational activities on site. This allocation will also provide for the installation of a carrier lift to provide accessibility to the second floor of the facility to meet ADA accessibility standards. All work is scheduled to be completed in summer 2001.(Funding Source: Bond Proceeds - FY 2002 Funds)

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Sub-object	Title	Available	Amount	Reference
Project 001-164 Account No.200303 Sub-object 2121	Minnie Howard Middle School	\$30,000	\$30,000	Page 42 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the construction of a ramp at the Minnie Howard Middle School to meet ADA accessibility standards. The ramp will provide access from the lower level parking lot to the gymnasium and cafeteria of the facility. Construction is to be completed in summer 2001. (Funding Source: Bond Proceeds - FY 2002 Funds)

Project Number		Approved	Planned	Budget Document
Index Code/	Project	Funding	Expenditure	Page
Sub-object	Title	Available	Amount	Reference
Project 001-165 Account No.200170 Sub-object 2121	George Mason Elementary School	\$25,000	\$25,000	Page 42 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the replacement of playground equipment at George Mason Elementary School. This project will include the replacement of old wood playground equipment for safety reasons with new playground equipment and the expansion of recreational activities on site. Construction is to be completed in summer 2001. (Funding Source: Bond Proceeds - FY 2002 Funds)

Project Number		Approved	Planned	Budget Document
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Sub-object	Title	Available	Amount	Reference
Project 005-304 Account No.221093 Sub-object 2121	Renovation of Existing City Facilities (Public Safety Center)	\$100,000	\$100,000	Page 109 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for an architectural and engineering study and the evaluation and monitoring of the slab settlement, space and parking requirements at the Public Safety Center. This study and analysis will address the short-term immediate requirements and determine the long-term remedies to these issues. This study is scheduled to begin in May 2001 and is estimated to be completed by September 2001. (Funding Source: Cash Capital - FY 2001 Funds)